

CHAPTER 18

CONDITIONAL USES

10-18-1: **PURPOSE:** The purpose of this chapter is to establish standards for certain land uses which, because of their unique characteristics or potential impacts on the county, surrounding residential neighborhoods, or other adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required which mitigate or eliminate the detrimental impacts. The standards for the issuance of a conditional use permit are established to ensure compatibility with surrounding land uses, conformity with the Washington County general plan, consistency with the characteristics and purposes stated for the zone, and protection, preservation and promotion of the public interest, health, safety, convenience, comfort, prosperity and general welfare. (Ord. 2008-955-O, 2-19-2008)

10-18-2: **PERMIT REQUIRED:** An approved conditional use permit shall be required for each conditional use listed in this title. No building permit or other permit or license shall be issued for a use requiring conditional use approval until a conditional use permit shall first have been approved by the planning commission. (Ord. 2008-955-O, 2-19-2008)

10-18-3: **APPLICATION PROCESS:** Application for a conditional use permit shall be made at the office of the planning commission in the same manner as a request for a zone change, subdivision review or other similar planning request. (Ord. 2008-955-O, 2-19-2008)

10-18-4: **APPLICATION FEE:** The conditional use permit application shall be accompanied by a filing fee in an amount as may be established by the county commission from time to time. (Ord. 2008-955-O, 2-19-2008)

10-18-5: **DEVELOPMENT PLAN:**

- A. The applicant for a conditional use permit shall prepare a site plan and elevations (as may be necessary) for the site development proposed to be developed. The plan shall be drawn to scale and shall show all existing and proposed buildings, fences, general landscape layout, automobile circulation and parking, loading areas, garbage collection areas, lighting, signs, topographic maps for irregular land, soils reports, vicinity map, drainage plan and any other information that the planning department may deem necessary to properly consider the application.
- B. The planning commission will not consider the conditional use permit without the preparation and submission of an accurate and complete development plan. (Ord. 2008-955-O, 2-19-2008)
- C. Meeting To Be Scheduled; Notice:

The applicant will post in an easily accessible, conspicuous location on the property of the proposed conditional use, a notice (8 1/2 x 11) of Conditional Use Permit filed on property and to contact the Washington County Web site or Planning Office for information on the proposed use. The notice will be posted in such as manner as to be legible through the date of the meeting.

(a) Removal of the notice by the applicant shall be within ten (10) days after the land use authority meeting.